

DESCRIPTION

THE PLAT OF OCEANSIDE ESTATES, DIVISION NO. ONE, EMBRACES THE FOLLOWING DESCRIBED TRACT OF LAND IN GOVERNMENT LOT 2, SECTION 25, TOWNSHIP 32 NORTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN: BEGINNING AT THE CONCRETE MONUMENT MARKING THE INTERSECTION OF THE CENTERLINES OF THE LIBBEY ROAD AND FORT EBEY ROAD, AS SHOWN ON THE PLAT OF PONDILLA ESTATES RECORDED IN VOLUME 8 OF PLATS, PAGE 28; THENCE SOUTH 89°07'15" EAST 165.00 FEET ALONG THE CENTERLINE OF SAID LIBBEY ROAD; THENCE NORTH 0°52'45" EAST 190.00 FEET; THENCE NORTH 19°07'39" EAST 241.77 FEET; THENCE NORTH 26°45'00" EAST 469.00 FEET; THENCE NORTH 63°15'00" WEST TO THE MEANDER LINE; THENCE SOUTHWESTERLY ALONG THE MEANDER LINE TO A POINT ON THE NORTH LINE OF THAT CERTAIN TRACT CONVEYED TO ISLAND COUNTY BY DEED RECORDED IN VOLUME 35 OF DEEDS, PAGE 251; THENCE SOUTH 89°07'15" EAST TO AN ANGLE POINT IN SAID NORTH LINE; THENCE SOUTH 54°07'15" EAST 166.57 FEET; THENCE SOUTH 0°52'45" WEST 30.00 FEET TO THE CENTERLINE OF THE LIBBEY ROAD; THENCE SOUTH 89°07'15" EAST ALONG SAID CENTERLINE 164.37 FEET TO THE POINT OF BEGINNING.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE, C. F. LARSEN AND MARIAN U. LARSEN, HIS WIFE, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOR EVER ALL STREETS SHOWN ON THE PLAT AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAYS. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOT SHOWN ON THIS PLAT IN THE ORIGINAL GRADING OF THE STREET SHOWN HEREON. ALSO THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT ON LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREETS ARE GRADED. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS 22 DAY OF APRIL, A.D., 1966.

C. F. Larsen *Marian U. Larsen*

ACKNOWLEDGMENT

STATE OF WASHINGTON } ss.
COUNTY OF ISLAND }
THIS IS TO CERTIFY THAT ON THIS 22 DAY OF APRIL, A.D., 1966, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED C. F. LARSEN AND MARIAN U. LARSEN, HIS WIFE, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED THEREIN. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

H. L. Morgan
Notary Public in and for the State of Washington
RESIDING AT OAK HABBOE

RESTRICTIONS

ALL LOTS OR TRACTS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD UNDER THE FOLLOWING RESTRICTIONS:
No LOT, TRACT, OR PORTION OF A LOT OR TRACT OF THIS PLAT SHALL BE DIVIDED AND SOLD, RESOLD, OR OWNERSHIP CHANGED OR TRANSFERRED WHEREBY THE OWNERSHIP OF ANY PORTION OF THIS PLAT SHALL BE LESS THAN 7200 SQUARE FEET OR LESS THAN 60 FEET IN WIDTH AT ITS NARROWEST PART ON A NORMAL RECTANGULAR LOT. NO PERMANENT STRUCTURE OR BUILDING SHALL BE CONSTRUCTED ON ANY LOT, TRACT, OR PARCEL OF THIS PLAT CLOSER THAN 20 FEET TO THE MARGIN OF ANY STREET OR ROAD. CONSTRUCTION ON ANY LOT SHALL REQUIRE A BUILDING PERMIT AND SEWAGE DISPOSAL PERMIT PRIOR TO COMMENCEMENT OF WORK.

ADDITIONAL RESTRICTIVE COVENANTS ARE RECORDED IN VOLUME 30 OF MISCELLANEOUS RECORDS, PAGES 573 THRU 581 FILE NO. 182346.

SURVEYOR'S CERTIFICATE

I, H. L. MORGAN, HEREBY CERTIFY THAT THE PLAT OF OCEANSIDE ESTATES, DIV. NO. 1, IS BASED UPON AN ACTUAL SURVEY, THAT THE DISTANCES AND COURSES ARE SHOWN THEREON CORRECTLY, THAT MONUMENTS HAVE BEEN SET, THAT ALL LOTS HAVE BEEN STAKED ON THE GROUND AS SHOWN AND THAT THE PROVISIONS OF STATUTE AND ORDINANCE HAVE BEEN OBSERVED.

H. L. Morgan
H. L. MORGAN
Registered Civil Engineer and Surveyor



APPROVALS

APPROVED THIS 18 DAY OF April, A.D., 1966.
James M. Hansen
County Engineer

APPROVED THIS 18 DAY OF April, A.D., 1966.
Carlin A. Olsen
County Planning Director

I, HARRY A. LANG, TREASURER OF ISLAND COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES ON THE PROPERTY EMBRACED IN THIS PLAT ARE FULLY PAID TO AND INCLUDING THE YEAR 1966.

Harry A. Lang
County Treasurer
Paul E. Sigstad
Deputy

APPROVED THIS 18 DAY OF APRIL, A.D., 1966

ATTEST
John R. Rindge
County Auditor Board of County Commissioners

CERTIFICATE OF TITLE

RECORDED APRIL 18, 1965, FILE NO. 182347
VOLUME 30 PAGES 582-583 ISLAND COUNTY, WASHINGTON.

RECORDING CERTIFICATE

182348
FILED FOR RECORD AT THE REQUEST OF THE BOARD OF ISLAND COUNTY COMMISSIONERS ON APRIL 18, 1966, AT 11 MINUTES PAST 11 A.M., AND RECORDED IN VOLUME 8 OF PLATS, PAGE 28, RECORDS OF ISLAND COUNTY, WASHINGTON.

I, W. LIBBEY
County Auditor
By *Frederick M. Oleson*
Deputy

EASEMENT PROVISIONS

An easement is hereby reserved for and granted to
Pugnet Sound Power & Light Company

WEST COAST TELEPHONE CO.

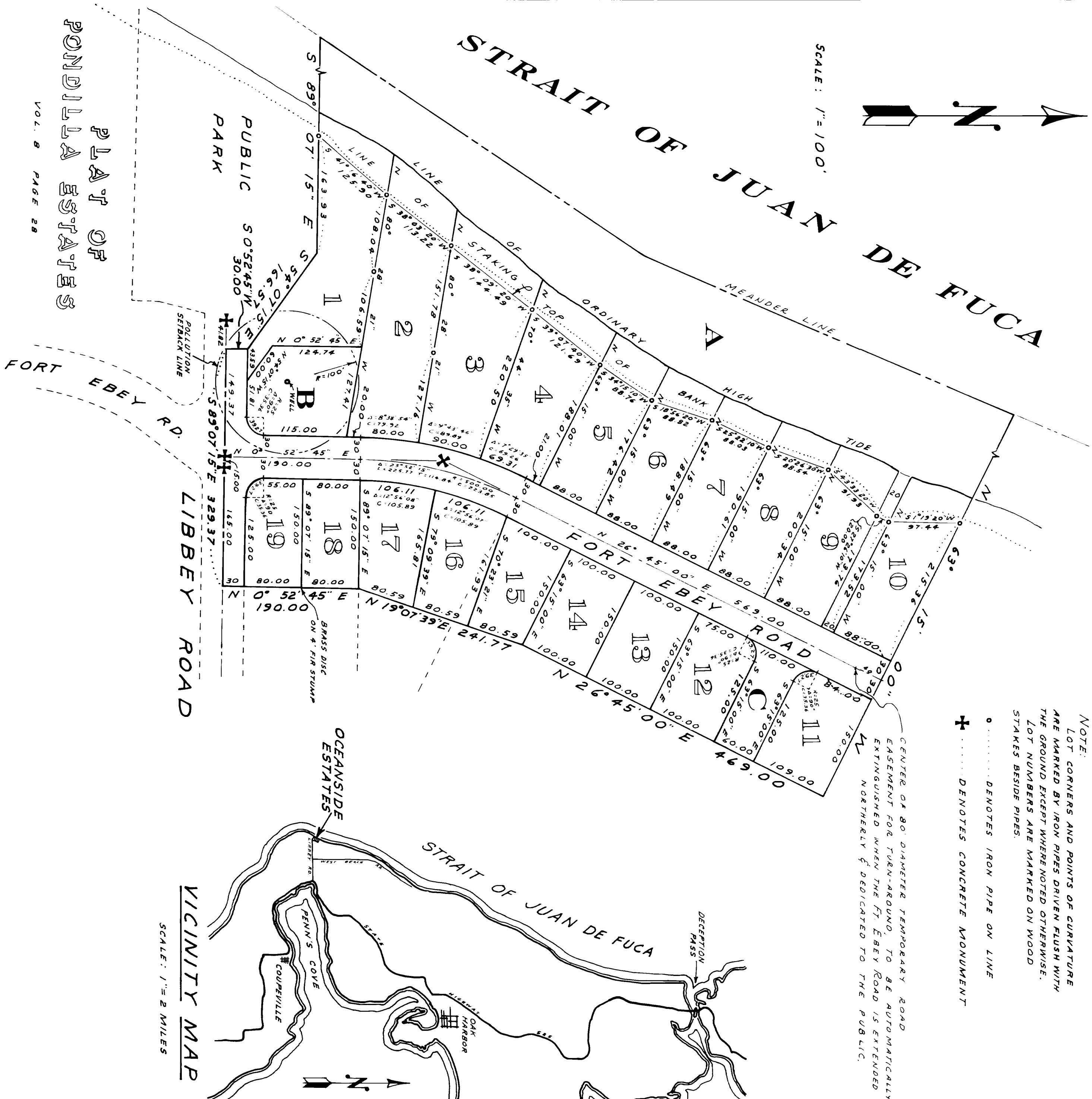
and their respective successors, and assigns under and upon the anterior 5 feet of front and rear boundary lines and under and upon the anterior 2.5 feet of side boundary lines of all lots, in which, by contract, conveyance, operation and motion, underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated, also hereby granted is the right to use the streets for the same purposes.

All permanent utility services shall be provided by underground service exclusively.

SCALE: 1"=100'



STRAIT OF JUAN DE FUCA



VICINITY MAP

SCALE: 1"=2 MILES

PLAT OF
PONDILLA ESTATES

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OCEANSIDE ESTATES

PLAT
OF

DIV. NO. 1

IN GOV'T. LOT 2, SECTION 25, T. 32 N. R. 1 W. W. M.
ISLAND COUNTY, WASHINGTON

OCEANSIDE ESTATES, DIV. I
WHIDBEY ISLAND
SEC. 25, T. 32 N., R. 1 W., W.M.
VOL. 8, P. 28